

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCELS R-68, R-102 and R-103  
IN THE CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

---

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Patriot Glen Associates have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcels R-68, R-102 and R-103 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Patriot Glen Associates be and hereby are tentatively designated as Redevelopers of Disposition Parcels R-68, R-102 and R-103 in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;



(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels R-68, R-102 and R-103 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



R-68 - 16' 6a Park St.  
 R-102- 14' 4a Park St.  
 R-103- 18-18a Park St.

R-68 - 750 s.f.  
 R-102- 740 s.f.  
 R-103- 820 s.f.

D.U.'s 3 Rehab 3-family dwellings.

NOTES:  
 PARCEL BOUNDARIES AND AREAS BASED ON  
 CITY ASSESSOR'S MAPS AND APPROXIMATE  
 PENDING FINAL SURVEYS.  
 FOR DEFINITIONS, STANDARDS & C  
 SEE:  
 CHARLESTOWN URBAN REDEV. AUTH. PL  
 PROJECT NO. MASS. R-80  
 BOSTON REDEVELOPMENT AUTHORITY  
 FEBRUARY 25, 1965.

0 50 100

DISPOSITION





June 12, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55  
DISPOSITION PARCELS R-68, R-102 and R-103  
TENTATIVE DESIGNATION OF REDEVELOPER

Disposition Parcels R-68, R-102 and R-103 are three attached buildings at 14-18a Park Street in the Charlestown Urban Renewal Area, containing approximately 2,310 square feet of land.

These parcels were advertised for rehabilitation by the Authority on February 16, 1975 and development proposals were received from the following:

Cardwell Construction, 26 Presidents Lane, Quincy  
Patriot Glen Associates, 167 Main Street, Holyoke

There was no individual community response concerning the rehab of these structures on an owner-occupant basis.

The proposal of Cardwell Construction called for the rehabilitation of the three buildings into 12 units.

The cost of Rehabilitation will be high because of the age and deteriorated condition of the buildings and 312 funding will not be available for any investor-owned properties.

Patriot Glen Associates have been tentatively designated as redevelopers of the abutting parcel R-31 and they are in the process of privately negotiating for the purchase of the adjacent Roughan Hall, which will be rehabilitated it to 30 (thirty) dwelling units. They have proposed, therefore, to demolish these three buildings and include the development of the land in their over-all plans and specifications for the entire site.

It is recommended that the Authority adopt the attached resolution tentatively designating Patriot Glen Associates as Redevelopers of Disposition Parcels R-68, R-102 and R-103.

ATTACHMENT

